
Appeal Decision

Site visit made on 6 September 2016

by Colin Cresswell BSc (Hons) MA MBA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 26 September 2016

Appeal Ref: APP/B1740/W/16/3150199

30 Barrs Wood Road, New Milton, Hampshire BH25 5HS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Antelope Homes Ltd against the decision of New Forest District Council.
 - The application Ref 16/10230, dated 18 February 2016, was refused by notice dated 14 April 2016.
 - The development proposed is construction of a detached bungalow with associated parking, access and landscaping.
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Decision

1. The appeal is allowed and planning permission is granted for a detached bungalow with associated parking, access and landscaping at 30 Barrs Wood Road, New Milton, Hampshire BH25 5HS in accordance with the terms of the application, Ref 16/10230, dated 18 February 2016, subject to the Schedule of conditions set out at the end of this decision.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The majority of properties in this part of Barrs Wood Road are detached bungalows situated within relatively spacious plots. These dwellings follow a broadly consistent building line, with the spaces between properties also being similar throughout most of the street. Hence, the street scene maintains a degree of consistency, despite there being variation in architectural styles. As properties within the street are set back behind front gardens, Barrs Wood Road has a distinctly open and verdant appearance.
 4. The appeal property is a modest sized bungalow with a large garden. In this respect, it is typical of many other bungalows in this part of the street. However, there is an especially large gap between the appeal property and the neighbouring dwelling (No 26 Barrs Wood Road) as most of the garden space is situated to the side of the existing bungalow. Although this contributes to the spaciousness of the area due to its markedly greater width, this gap it is not particularly representative of the pattern of development elsewhere along the road frontage as there are much narrower gaps between most dwellings within the street.
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5. The Council draw attention to discrepancies between the appellant's visual representation of the development and the application plans. Having regard to the Site Plan, I note that the gaps between the new bungalow and the neighbours on either side (No's 26 and 30) would be narrower than those between many other properties in the street. However, the separation distances would nonetheless be adequate to enable a clear visual break between each dwelling and to maintain the rhythm of gaps and development in the wider street. The characteristic pattern of detached properties situated within individual plots would thereby be maintained.
6. Although the proposed bungalow would occupy a larger proportion of its plot than other nearby dwellings, it would be set back from the street frontage a similar distance as most other properties on this side of the road. As such, it would maintain the reasonably consistent strip of front gardens which provides the wider street scene with an open and verdant appearance. Whilst the development would result in the proposed bungalow and No 30 having smaller rear gardens than other properties in the vicinity, this would not be particularly noticeable from public viewpoints in either Barrs Wood Road or Ferndale Road.
7. As the development would reduce the amount of garden visible from the street, it would undoubtedly increase the prominence of built development relative to the open space in the vicinity of the site. However, I have found that the front garden would reflect that of other properties in the street. I have also found that the gaps between the purposed bungalow and its neighbours would enable adequate visual separation. Furthermore, the size of the rear garden would not be easily perceived from within the street. Hence, the new dwelling would not appear cramped and would be in keeping with the pattern of development within the street, even though it would occupy a relatively narrow plot.
8. I therefore conclude that the proposed development would have an acceptable effect on the character and appearance of the area. There would be no conflict with Policy CS2 of the New Forest District Council Local Development Framework Core Strategy 2009. Amongst other things, this policy aims to ensure that new development reflects local distinctiveness. There would also be no conflict with Section 7 of the National Planning Policy Framework which aims to achieve good standards of design.

Other matters

9. Whilst the side elevations of the purposed bungalow would be relatively close to No 26 Barrs Wood Road, there would be a sufficient gap to allow daylight to enter the side windows of that property. Furthermore, the main outlook from No 26 is derived from the front facing windows which are orientated to receive good levels of sunlight from the south-west.
10. The rear elevation of the purposed bungalow would face No 15 Ferndale Road and I noted on my site visit that this property has a patio to the rear. However, the proposed bungalow would be set in from the rear boundary behind a back garden and would only be a single storey building. As such, it would not result in an unacceptable level of overshadowing.

Conditions

11. In the interests of clarity, standard conditions have been imposed requiring that the development is carried out in accordance with the plans and within a

time limit. To help protect the character and appearance of the area, conditions are also imposed requiring details of external materials and finished levels. A condition has also been imposed requiring that the impact of the development is mitigated in response to the Council's assessment of nearby European nature conservation sites.

Conclusion

12. For the above reasons I therefore conclude that the appeal should be allowed.

Colin Cresswell

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 5334-PL-001; 5334-PL-002A; 5334-PL-200; 5334-PL-201; 5334-PL-202.
- 3) No development shall take place until samples of all external facing materials and roofing materials have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved sample details.
- 4) No development shall take place until full details of the finished levels, above ordnance datum, of the ground floor of the proposed building, in relation to existing ground levels, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.
- 5) No development shall be carried out until proposals for the mitigation of the impact of the development on the New Forest and Solent Coast European Nature Conservation Sites have been submitted to and approved in writing by the local planning authority, and the local planning authority has confirmed in writing that the provision of the proposed mitigation has been secured. Such proposals must:
 - (a) provide for mitigation in accordance with the New Forest District Council Mitigation Strategy for European Sites SPD, adopted in June 2014 (or any amendment to or replacement for this document in force at the time), or for mitigation to at least an equivalent effect;
 - (b) provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing maintenance and monitoring of any Suitable Alternative Natural Green Spaces which form part of the proposed mitigation measures together with arrangements for permanent public access thereto.

The development shall be carried out in accordance with and subject to the approved proposals.